



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-057 / 13335-00000-011
Date Received: 11/5/13
Application Accepted By: S.P. Fee: \$6980
Comments: Assigned to Shannon Pine, 645-2200, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5062 Hayden Run Road Zip 43221
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-212226

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) L-ARO

Area Commission Area Commission or Civic Association: Multi-family development

Proposed Use or reason for rezoning request: _____

Proposed Height District: 60 (continue on separate page if necessary)
Acreage 12.6
[Columbus City Code Section 3309.14]

APPLICANT:

Name Multicon Development Co.
Address 495 South High Street, Suite 150 City/State Columbus, OH Zip 43215
Phone # 614-241-2070 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Same as above
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 West Broad Street, Suite 725 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Multicon Development Co. By [Signature]

PROPERTY OWNER SIGNATURE Multicon Development Co. By [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown

of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5062 Hayden Run Road

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/3/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

(4) Multicon Development Co.
495 South High Street, Suite 150
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Multicon Development Co.
614-241-2070

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) _____

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

(8) 4th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15

My Commission Expires:

This Affidavit expires six months after date of notarization.

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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213-057

APPLICANT/PROPERTY OWNER

ATTORNEY

Multicon Development Co.
495 South High Street, Suite 150
Columbus, OH 43215

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Farms at Hayden Run Ltd.
495 South High Street, Suite 150
Columbus, OH 43215

Edwards Communities Barn LLC
495 South High Street, Suite 150
Columbus, OH 43215

Thomas C Kline
4093 Hanover Square Drive
Dublin, OH 43017

Charles D & Betty J Witmer
4089 Hanover Square Drive
Dublin, OH 43016

Robert L Bang
4085 Hanover Square Drive
Dublin, OH 43016

James R Kreutfeld
4113 Hanover Square Drive
Dublin, OH 43016

Nancy Forrest
4109 Hanover Square Drive
Dublin, OH 43016

George B & Marlene K Marshall
4105 Hanover Square Drive
Dublin, OH 43016

Mustafa & Catherine M Yazar Tr.
7890 Dennison Court
Dublin, OH 43017

Community Storage Properties Ltd.
P.O. Box 151
Huntsville, OH 43324

Roy & Roshini A Joshua
4126 Herald Square Pl.
Dublin, OH 43016

Paul A & Patricia S Lantis
4130 Herald Square Drive
Dublin, OH 43016

James A Vaughan
4134 Herald Square Pl.
Dublin, OH 43016

Howard J & Ruth E Berrey
3329 Sunset Key Cir. UN201
Punta Gorda, FL 33955

Robert C & Allana Meyer
5494 Queens Park Drive
Dublin, OH 43016

Tuttle Strathmoor Apartments LLC
495 South High Street, Suite 10
Columbus, OH 43215

edwards-haydenrun.lbl (nct)
10/31/13 F:\Docs\s&hlabels\2013



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

213-057

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Multicon Development Co. 495 South High Street, Suite 150 Columbus, OH 43215 Stephen Caplinger 614-241-2070	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

[Handwritten signature of Natalie C. Timmons]
[Handwritten signature of Jeffrey L. Brown]
9/4/15

This Project Disclosure Statement expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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City of Columbus Zoning Plat



213-057

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010212226

Zoning Number: 5062

Street Name: HAYDEN RUN RD

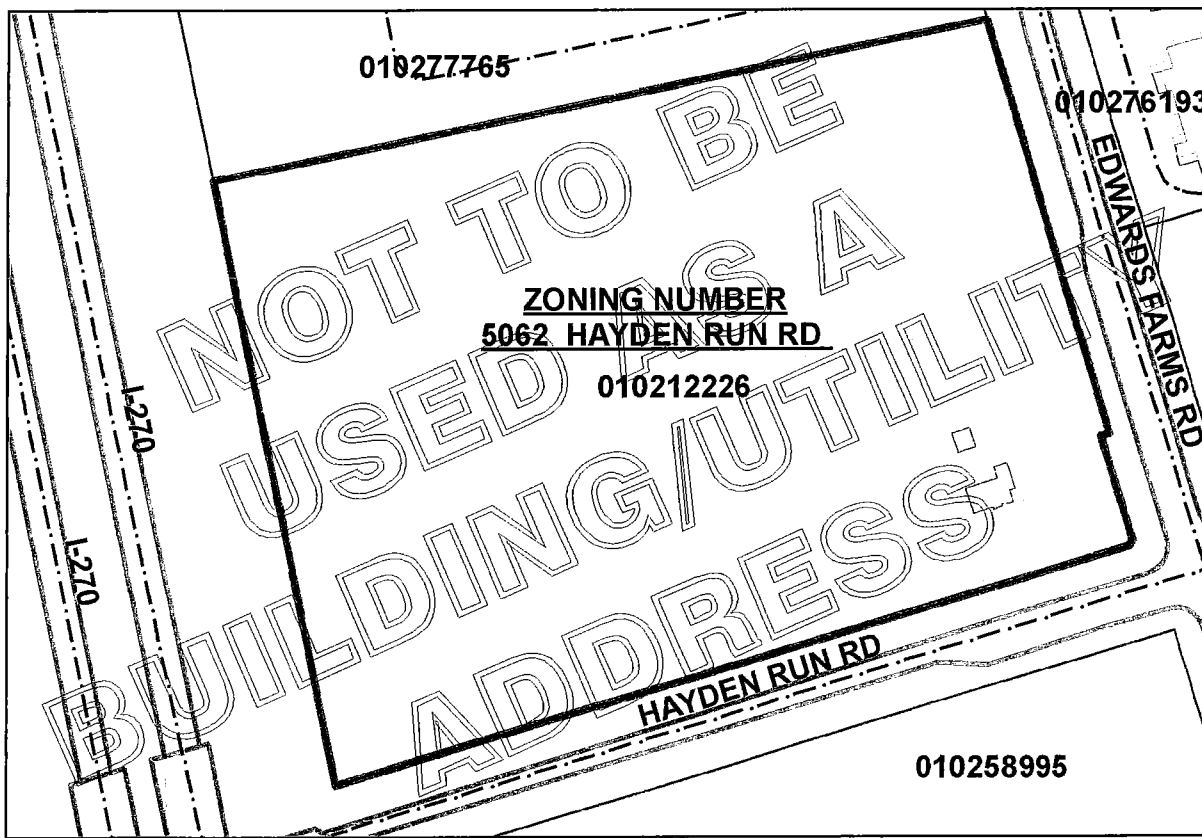
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Patricia Austin*

Date: 11/1/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 15470

213-057
CPD to L-AR-D

LEGAL DESCRIPTION
12.648 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Virginia Military Survey Number 2418, being part of that 23.197 acre tract conveyed as Parcel One to Casto-Edwards Hayden Run Limited by deed of record in Instrument Number 201106020069379 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Hayden Run Road with the easterly limited access right-of-way line of Interstate Route 270, being the southwesterly corner of said 23.197 acre tract;

thence North 11 deg. 38' 10" West, with said easterly limited access right-of-way line, a distance of 665.79 feet to a point;

thence North 78 deg. 34' 08" East, across said 23.197 acre tract, a distance of 857.30 feet to a point on a curve in the westerly right-of-way line of Edwards Farms Road;

thence with said westerly right-of-way line, with said curve to the left, having a central angle of 03° 29' 49", a radius of 550.00 feet, an arc length of 33.57 feet and a chord bearing and distance of South 15 deg. 00' 54" East, 33.56 feet to a point;

thence continuing with said westerly right-of-way line, the following courses and distances:

South 16 deg. 45' 31" East, a distance of 359.99 feet to a point;

South 16 deg. 44' 50" East, a distance of 68.71 feet to a point;

South 73 deg. 01' 28" West, a distance of 9.93 feet to a point;

South 16 deg. 45' 35" East, a distance of 117.91 feet to a point;

South 28 deg. 21' 18" West, a distance of 7.16 feet to a point in the northerly right-of-way line of Hayden Run Road;

Thence South 73 deg. 14' 44" West, with said northerly right-of-way line, a distance of 228.60 feet to a point;

Thence South 73 deg. 23' 13" West, continuing with said northerly right-of-way line, a distance of 668.40 feet to the POINT OF BEGINNING, containing 12.648 acres, more or less.

THE ABOVE DESCRIPTION IS BASED ON BASED ON RECORD INFORMATION AND IS NOT TO BE USED FOR TRANSFER.

213-057



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/30/13



Disclaimer

Scale = 500



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

TEXT

PROPOSED DISTRICTS: L-ARO

PROPERTY ADDRESS: 5062 Hayden Run Road

OWNER: Multicon Development Co.

APPLICANT: Same as owner

DATE OF TEXT: 10/30/13

APPLICATION: Z13- 057

1. INTRODUCTION: Within the suburban context, planning standards should promote higher density living. In particular, increased density should be encouraged where infrastructure such as roadways, support services, leisure activities, and working environments currently exist. The applicant's property is a site that although suburban in proximity and location possesses several urban characteristics. The site is adjacent to a major regional mall, interstate highway, a primary arterial roadway. Moreover, within a mile radius of the site exists as much office space as that of downtown Columbus. This site is clearly urban and a piece of property that should be developed at higher densities.

2. PERMITTED USES: Those uses permitted in Section 3333.04 (1), (2), (17) (ARO, Apartment Residential) of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. The building setback shall be 50 feet, from Edwards Farms Road and 100 feet from Hayden Run Road.
2. The maximum number of dwelling units shall be 332.
3. There shall be no parking spaces in front of the building setback along Edwards Farm Road and Hayden Run Road.
4. Height District 60 feet with a maximum height of four stories.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. Access from Edwards Farms Road.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The frontage along Edwards Farms Road and Hayden Run Road shall be landscaped with one street tree per 40 feet of frontage and 2 deciduous and 2 ornamental trees per 100 feet of frontage. Except for the street trees, the other trees may be evenly spaced or grouped together.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. Building design:
 - a. Building materials will consist of primarily brick and vinyl siding
 - b. At least 25% of the dwelling units shall have a garage or a parking space underneath the building(s).
 - c. Detached garages shall have a pitched roof (minimum pitch 4/12)

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

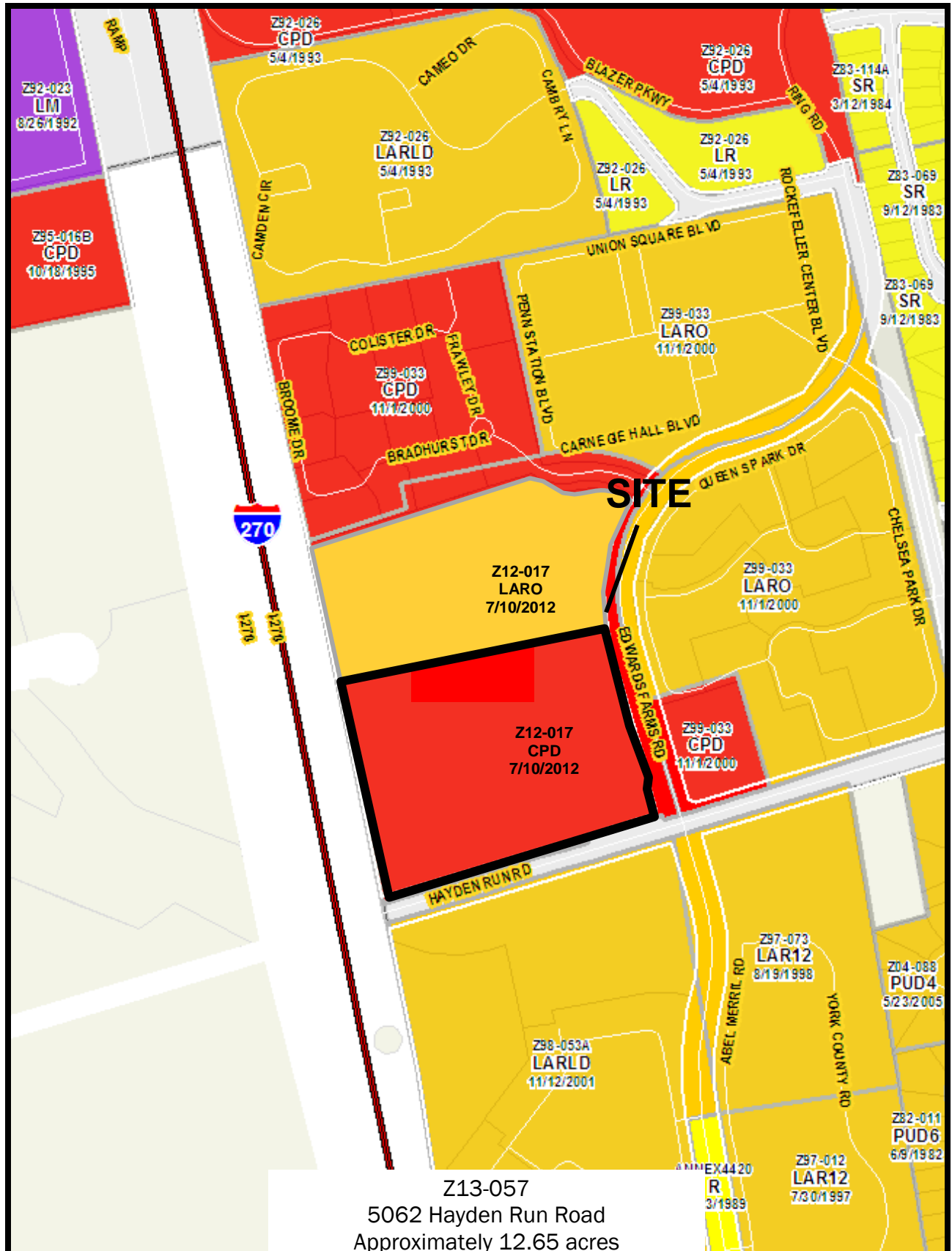
N/A

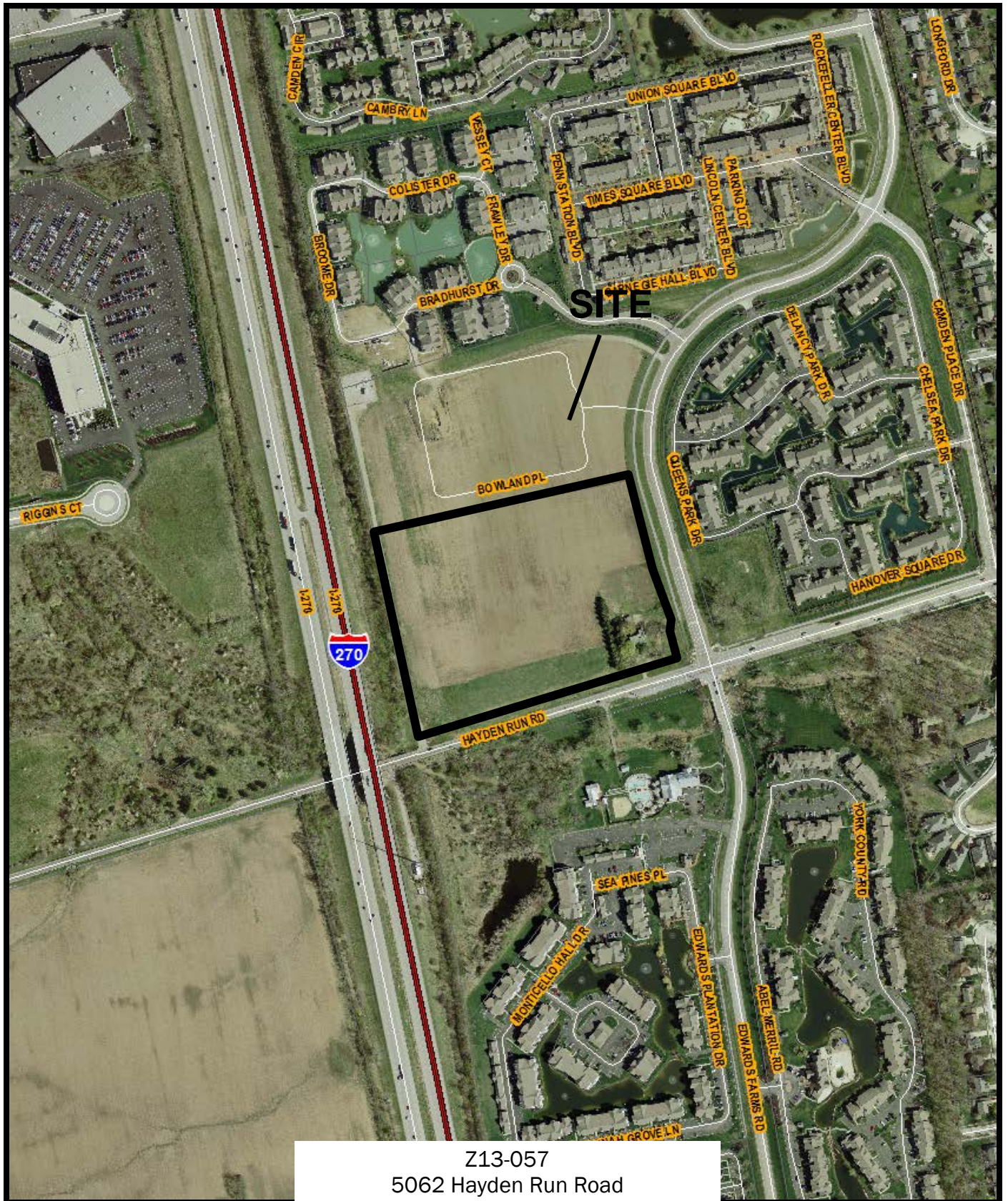
G. Miscellaneous

1. The amenities package for the site shall consist of at least a clubhouse and swimming pool.
2. The site may have gated interior access points.
3. All new sidewalks shall be a minimum of five feet in width.
4. Pedestrian signage or other safe pedestrian means (such as texturized pavement, stripping) shall be installed at the entrance to the development as approved by the Department of Public Service.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

edwards-haydenrun2013.txt (nct)
10/30/13 F:\Docs\s&htxts/2013





Z13-057
5062 Hayden Run Road
Approximately 12.65 acres
Request: CPD to L-AR-O